

**Bradley Beach Zoning Board of Adjustment  
Regular Meeting Minutes  
Thursday, March 15, 2018 at 6:30 PM**

Meeting is called to order by Chair Rosenberg at 6:34 PM. The Board and the public recite the Pledge of Allegiance.

Open public meeting announcement is made by the Board Secretary.

**Roll Call:**

Present: Michael Conoscenti, Robert Quinlan, Edward Pilot, Lauren Egbert, Alexis Bouhoutsos, and Harvey Rosenberg

Absent: Dominic Carrea, Raymond Wade, Dennis Mayer, Shawn Ryan, and Deidre Phillips

Also Present: Mark Kitrick, Esq.– Attorney to the Board, Gerald Freda, PE, PP, CME – Board Engineer, and Helen Zincavage, PP, AICP – Board Planner.

**Meeting Minutes:**

**Approval and Adoption of Meeting Minutes from February 15, 2018**

Motion to accept offered by Robert Quinlan, seconded by Alexis Bouhoutsos, all eligible members present in favor.

**Resolutions Memorialized:** None.

**Applications:**

**This matter is a continuation from our Regular Meeting of December 21, 2017:**

**ZB17/01 (Bulk Variances)**– Pasquale & Joan Ruta – Block 25, Lot 21 – 114 Ocean Park Avenue – Applicant is seeking to demolish the existing structures onsite and construct a new 3 story single family dwelling which requires variances for rear yard setback, side yard setback, building coverage, number of stories, and any and all other variances that may be deemed necessary by the Board. Applicant is represented by Gregory W. Vella, Esq.

Board Attorney Mark Kitrick, Esq. announces that Mr. Regan, Mr. Ruta, and Mr. Freda remain under oath.

Christine Cofone and Helen Zincavage are sworn in.

Mr. Vella indicates at the last meeting of December there were a lot of comments and therefore revisions have been made and the applicant has returned.

Exhibit A-3 – Revised Site Plan & Floor Plan (2 sheets) dated February 28, 2018.

No height variance is needed as the proposed height of the structure is at 35 feet.

The rear yard setback has been reduced as only the deck steps violate the setback.

The side yard setbacks were originally 3.5 feet on both sides, now 3.5 feet on one side and 5.83 on the other side.

The building coverage has been reduced to almost the same as before.

The 3<sup>rd</sup> floor is still being proposed.

Exhibit A-4 – Color elevation of the front.

Mr. Regan discusses the floor plans – made narrower & increased the setback on the right-hand side due to the location of the neighbor.

Mr. Quinlan questions the square footage. It is indicated it has been reduced about 200 s.f. from the original proposal but the 3<sup>rd</sup> floor is now increased by 673 s.f. so it is about the same.

The second floor square footage is discussed as well as layout.

Mr. Vella indicates they are willing to accept a condition of approval for the mechanicals to be located in the attic or 3<sup>rd</sup> floor area.

Rear yard setback to the deck is discussed – just the landing and steps are within the setback area.

The air conditioner and generator setbacks are discussed, they are located behind the house within the rear yard setback area.

Meeting open to the public:

George Heflich – 115 Ocean Park Ave – The maximum coverage permitted is 35% and this is proposed at 49.44% which is almost 15% over – can something smaller be built on this lot? What are the fire codes and distance required between roofs. Mr. Regan indicates the home is proposed to be sprinklered.

Mark Singleton – 112 Ocean Park Ave – indicates his bedroom window is on that side of the house so what will he be looking at? It is answered the 2<sup>nd</sup> story balcony. Mr. Singleton also questions lot coverage.

Thomas Coan – 612 Third Avenue – If this was 1,190 s.f. could it be built at 35% coverage? – Asks if averaging was used to determine front yard setback? It is indicated that yes it was. Asks if side setback adjustment was used? It is indicated that yes it was.

Jane DeNoble – 612 Third Avenue – Questions how many parking spots? There are 6 cars now and 2 off street with the new design.

Lauren Egbert questions how many bedrooms are in the current home. It is indicated there are 3. The study and library are questioned with regard to the presented rendering. Ms. Egbert asks if the height of 112 Ocean Park is known – It is indicated it is unknown.

Christine Cofone, PP, AICP – qualified and accepted.

Exhibit A-5 – Photo array (photos taken on 3-14-18 by Christine Cofone).

Ms. Cofone reviews variances being requested and the variances that have been eliminated. Bulk variance relief is being requested at this time. She believes what is proposed is consistent with the intent of the zone. Light, air, and open space is discussed and it is indicated the front yard setback is an improvement from what is there today and has been eliminated.

Lauren Egbert questions the accuracy of the photos. Ms. Cofone explains why the homes were chosen to photograph and believes it is an accurate depiction of the area.

C1 and C2 criteria are discussed.

Mark Singleton – 112 Ocean Park Ave – questions how this proposal is not infringing on his air, light, and open space.

Thomas Coan – 612 Third Avenue – questions if this is an undersized lot. Mr. Coan indicates there is an existing condition of .2 and .6 feet off the property line for 112 Ocean Park Avenue so it is not going to affect.

Cindy Kwiatkowski – 200 Ocean Park Avenue – questions parking. It is indicated the Ordinance is being met with regard to parking.

A discussion takes place with regard to both side yard setbacks being met.

Lauren Egbert questions fire ratings which is explained by the architect.

Maureen Singleton – 112 Ocean Park Ave – sworn in – concerned on this side it had a driveway width and it is now being cut back even more. Mr. Vella questions.

Mark Singleton – 112 Ocean Park Ave – sworn in – understands variances. Mr. Vella questions Mr. Singleton

Peter Matina (sp?) – 108 Ocean Park Ave – sworn in – produces an unsigned, undated survey with some dimensions written on it marked as Exhibit M-1 – Survey

George Heflich – 115 Ocean Park Avenue – sworn in – provides comment – granting of variances would affect their quality of life – enough is enough – this home is too big for this lot.

Thomas Coan – 612 Third Avenue – sworn in – bulk is discussed and feels small lots require smaller houses.

Cindy Kwiatkowski – 200 Ocean Park Ave – sworn in – appalled at the overdevelopment – build what fits.

Chair Rosenberg provides comment.

**\*\*THE BOARD TAKES A BRIEF RECESS – RETURNS AT 8:51 PM AND ALL MEMBERS STILL PRESENT\*\***

Gregory Vella, Esq. – provides comment and summation and requests this matter be carried to the May 17, 2018 meeting with no further notice being required which is agreed to by the Board.

**WITH NO FURTHER BUSINESS BEFORE THE BOARD A MOTION TO ADJOURN WAS OFFERED BY CHAIR ROSENBERG AND SECONDED BY MICHAEL CONOSCENTI, ALL IN FAVOR. MEETING CLOSED AT 9:01 PM.**

**NEXT SCHEDULED MEETING WILL BE A REGULAR MEETING ON THURSDAY, APRIL 19, 2018 AT 6:30 PM HERE IN THE MUNICIPAL COMPLEX MEETING ROOM.**

**Minutes submitted by Kristie Armour, Board Secretary**